

Being a 0.2752 acre tract of land located in the Jose Maria De La Garza Survey, A-15, Montgomery County, Texas; said 0.2752 acre tract being all of Lot 547, Block 43, Royal Forest, Section Two (unrecorded) and being conveyed in Clerk's File Number 2006138053 and described as an 11,987 sq. ft. tract in Clerk's File Number 8258625, both of the Official Public Records of Real Property, Montgomery County (O.P.R.R.P.M.C.); said 0.2752 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, Central Zone);

BEGINNING at 5/8-inch iron rod found for the north corner of said Lot 547, and the east corner of Lot 546, Block 43, conveyed in a deed to OE 1126 Oakridge Trust, in Clerk's File Number 2021083408 and described in Clerk's File Number 8042538, and being on the west line of Lot 557, Block 43, described in a deed to Daniel J. Tocher, as recorded under File No. 9853415, both of the O.P.R.R.P.M.C.,

THENCE, South 24 degrees 31 minutes 15 seconds East, a distance of 100.00 feet, with the east line of said Lot 547, the west line said Lot 557, and the west line of Lot 556, Block 43, described in a deed to Willis Independent School District in Trust, in Clerk's File Number 8610858 of the O.P.R.R.P.M.C., to a 3/4-inch iron rod found for the common east corner of said Lot 547, and Lot 548, Block 43, described in a deed to Bowers Family Trust, as recorded under File No. 2006138053;

THENCE, South 66 degrees 52 minutes 55 seconds West, a distance of 111.96 feet, with the common line of said Lot 547 and 548, to a 1/2-inch iron rod with cap stamped "OSC" set on the northeast right-of-way line of Royal Springs Rd. (called 60 feet wide) for the common west corner of said Lots 547 and 548;

THENCE, North 35 degrees 51 minutes 10 seconds West, a distance of 99.19 feet, with the common line of Lot 547 and said Royal Springs Rd., to a 1/2-inch iron rod with cap stamped "OSC" set for the common west corner of said Lot 547 and 546;

THENCE, North 65 degrees 28 minutes 45 seconds East, a distance of 131.42 feet, with the common line of said Lot 547 and 546, to the **POINT OF BEGINNING** and containing 0.2752 acres of land.

OE 1126 OAKRIDGE TRUST
LOT 546, BLOCK 43
(CF NO. 2021083408)
(CF NO. 8042538)

VACANT LOT
0.28 ACRE TRACT
(A.K.A. LOT 547, BLOCK 43)
(CF NO. 2006138053)
(DESCRIBED IN VOL. 1070, PG. 556)
11987 SQ. FT.

JOSE MARIA DE LA GARZA SURVEY
ABSTRACT NO. 15

LEGEND

These standard symbols will be found in the drawing.

- E — E — BOUNDARY LINE
- ⊙ SET 5/8" IRON ROD WITH CAP
- FOUND IRON ROD
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- CM CONTROL MONUMENT

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 3080923-01232 ISSUED ON 05/10/23.

THERE EXIST EASEMENTS AS RECORDED IN VOLUME 720, PAGE 282, DEED RECORDS & CLERK'S FILE NO. 2001022137, MONTGOMERY COUNTY, TEXAS (DOES NOT APPEAR TO AFFECT TRACT).

SAM HOUSTON ELECTRIC COOPERATIVE 10' EASEMENT RECORDED IN CLERK'S FILE NO. 2004096754, TO BE CENTERED ON ELECTRICAL DISTRIBUTION LINES WHEN CONSTRUCTED.



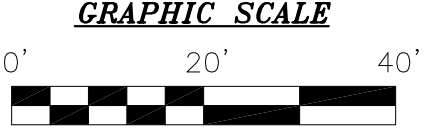
I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY OF HOUSTON and TEXAS RE INVESTMENTS that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: BEING A 0.28 ACRE PARCEL OF LAND recorded in Clerk's File 2006138053, of the Map/Deed and Plat Records of MONTGOMERY County, Texas, located in the JOSE MARIA DE LA GARZA SURVEY, A-15
Borrower/Owner: TEXAS RE INVESTMENTS
Address: LOT 547 ROYAL SPRINGS, CONROE, TEXAS 77303 GF No. 3080923-01232

LAND TITLE SURVEY			
JOB NO.:	2305039469	NO.	REVISION
DATE:	05/26/23		
DRAWN BY:	FR/AF		
APPROVED BY:	LJD		



FIRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150
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Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209



SHANE A. SKIPWITH & BRANDI R. SKIPWITH
(A.K.A. TRACTS 1 & 2
LOTS 549 & 550, BLOCK 43)
(CF NO. 2018037965)

FLOOD INFORMATION
FIRM: 48339C PANEL: 0250 G
REV. DATE: 08/18/2014
ZONE: "AE"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.